

Lincolnia Renovation/Relocation Summary

Overview of the Project

The building which houses the Lincolnian Assisted Living and Senior Residences is undergoing extensive renovations. The site known as the Lincolnia Senior Center is located at 4710 North Chambliss Street, Alexandria, Virginia. The site contains approximately 4.83 acres of land. The building complex contains approximately 61,000 square feet of floor space. The parcel is owned by the Fairfax Board of County Supervisors and is leased to the Fairfax County Redevelopment and Housing Authority (FCRHA). The Fairfax County Department of Housing and Community Development (HCD), working staff to both the FCRHA and HCD serves as the landlord for the property. Maintenance and repair needs and food services of the building are handled by an HCD managing agent. The managing agent also manages 26 independent living apartment units and a licensed 52 bed assisted living facility. In addition to the housing facilities, the Fairfax County Department of Neighborhood and Community Services (NCS) operates a 14,200 square foot Lincolnia Senior Center and the Fairfax County Health Department operates a 6,000 square foot licensed adult day health care program on the premises.

The project plans to renovate the existing facility include replacement of the HVAC system, the generator, lighting and fire alarm system throughout the entire building. Additionally, interior improvements will be made including new wall, floor and ceiling finishes, new bathroom fixtures and finishes and new window treatments throughout. The senior center renovations additionally, will include renovations to their lobby area, offices and repairs to structural problems in the floors near the entrance and lounge room. The senior housing and assisted living section of the building will include complete renovations to the lobby, offices, elevators, new furniture in the lobby, treatment room, common areas and lounges. The lobby, offices, lounges and activity areas will be reconfigured to create more functional uses of those spaces. The assisted living resident rooms will include new bathroom fixtures and the creation of fully accessible bathrooms in some units, new floor finishes, new furniture, a pull cord at each bed and features that will increase privacy for each resident. The third floor units will have two bathrooms reconfigured to create accessible bathrooms. The project also includes a pathway to the track in the field behind the building. Optional cable services and free WiFi access will be available throughout.

Construction and Phasing of the Project

Construction of this project will be completed in phases:

- Phase One- the senior housing section
- Phase Two- the adult day health care center
- Phase Three- the senior center and last three weeks of the senior center construction will include installing HVAC systems in the kitchen, renovations to the service hallway and lounge and installation of a new larger generator.

At each phase of the project, programs and/or residents will be moved out of their spaces to ensure the safety of residents, staff and program participants. Safety is the most important

consideration and efforts will be required to ensure safe access to emergency exits at all times, the elevators and senior center and ensure residents do not wander into areas actively being renovated.

The following timetables are approximate and subject to change:

Phase One: Senior Housing Renovations- April, 29, 2014

In the first phase, senior housing renovations will consist of rehabilitation of the senior housing section to include the lobby, offices, activity room, lounges, dining room, elevators, public use bathrooms, elevators, the second floor assisted living area and third floor independent living area.

Phase 1 A-

During the first 3 months, on site mobilization will occur in which equipment, materials, trailers will be delivered to the site and work is performed on the roof and in the basement to install HVAC systems. Residents and programming will not be affected during this phase.

Phase 1 B-

The next 2 months, renovations will be completed in the first floor lobby, dining room and activity spaces. During that time residents in assisted living will either use a section of the Mason Hall or lounges on the second or third floors for activities and meals. Program staff will utilize vacant units on the second floor or in the adult day health care center as offices. This work will be performed with all residents still in place. A thoroughway will be constructed in the lobby to get residents safely from elevators to exits. When the housing section on the first floor is finished staff utilizing vacant units on the second floor will move back to their designated new offices on the first floor.

Prior to Phase 1C, all independent living residents will be moved off-site to either: 1) a designated local hotel, 2) to a family member's residence, or 3) use a tenant based voucher to relocate to another property (with first right to return to site after renovation).

Phase 1 C-

Up to 2 months will be required to complete renovations on the third floor. All floor, lighting and ceiling finishes will be replaced and all lounge areas updated. Two units will be retrofitted to become fully accessible units. Each unit already has pull cords in the bathrooms and in the efficiency. All units will have grab bars in bathrooms. All kitchenette features and appliances will also be replaced.

Phase 1 D

Assisted living residents will be moved up to the third floor with all of their belongings and furniture. A nurse's station, wellness clinic and the Director of Nurse's Office will be set up in vacant third floor units. The residents will continue to occupy units on the third floor as semi-private rooms and share the units with a roommate. During renovations on the second floor, all new floor, ceiling, wall and light fixtures will be replaced. The lounges reconfigured to create

a library and media center, additional storage closets, and new features in the nurses station, DON office and treatment rooms. It will take approximately 4 months to complete renovations on the second floor.

When the work is completed, assisted living residents and nursing staff will be moved back to their units and designated spaces on the second floor. Units on the third floor will be made ready for re-occupancy by residents from the third floor.

Phase Two: Adult Day Health Care Renovations- April 2015

When renovations are completed in the housing section, work will begin in the adult day care program location of the building. During renovations, a new storage room, new cabinetry in the activity room as well as all new wall, ceiling and lighting fixtures will be replaced. The dining area will have a hard wood floor surface.

The adult day health care program participants and staff will be moved to the senior center to operate their program in the senior center dining room. It is anticipated that the adult day health care program will operate in this space for up to three months.

Phase Three: Senior Center and Kitchen Renovations- July, 2015

While the senior center is being renovated, the senior center will be closed and participants and staff of the senior center will be redeployed to other Fairfax County Department of Neighborhood and Community Services (NCS) senior center locations for services and programming. During renovations the senior center will have new bathrooms, new flooring, new office reconfigurations, repairs made to floor supports throughout the senior center, a new entrance and reception desk, new mechanical walls installed in Mason Hall, an accessible emergency exit from Mason Hall, the new generator and other finishes within the space.

The last three weeks of the renovation in which the senior center is closed, will include HVAC installation in the main kitchen and replacement of flooring and painting in the service hallways and staff lounge. During that time the kitchen will be shut down for operations, meals will be catered by the managing agent from another site or catering service for adult day health care program participants and assisted living residents. This phase is estimated to take over four months to complete. Neighborhood and Community Services will be responsible for relocation, storage costs and the cost of new furnishings for the renovated senior center space.

Completion—Early 2016

Senior Center operations will resume after substantial completion and final inspections.